The City Manager recommends that two changes be made to the Planning Commission's recommendation regarding the creation of short-term residential rental use. The first is to change the name to "Short-term Vacation Rental." The second is to remove the TN-2 zoning district from the districts where it is proposed to be permitted. First reading was October 30.

I. Article B. (Zoning Districts), Sec. 8-3002 (Definitions)

#### **REPEAL**

Non-transient Guest. Paying guests who reside within a roominghouse or other guest accommodations for a period of 30 or more consecutive days and nights, with or without meals included in the fare.

# **ENACT**

Short-term Vacation Rental. An accommodation for transient guests where, in exchange for compensation, a residential dwelling is rented for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types and shall not include group living or other lodging uses.

<u>Transient Guest.</u> A person who resides at a place other than his usual place of residence for no more than 30 consecutive days in exchange for compensation.

II. Article B.( Zoning Districts), Sec. 8-3025(a) (Provisions regarding uses in the B districts and the I districts)

# **ENACT**

	Index for Conservation ("C") and Residential ("R") Districts Use Schedule																					
Use	Use									Use No.												
Short-term Vacation Rental									<u>Use 14a</u>													
List of Uses	C-A	C-M	C-R	R-20	R-10	R-6	R-6-A	R-6-B	R-6-C	R-4	R-M	RIP	RIP-A	RIP-A-1	RIP-B	RIP-B-1	RIP-C	RIP-D	I-P	R-M-H	RMH-1	R-D
Lodgin g Faciliti es																						
(14a) Short- term Vacati on	:1	=	=	=	=	=	=	=	=	==	=	<u>X</u>	X	X	X	X	X	X	<u>X</u>	==	II	<u>X</u>

14-00362	ager's Cha 1-ZA cober 30, 20	_	to Sho	ort-tei	rm Re	siden	tial R	ental	Use										
Rental																			
	number of												o (2)	adult	s for e	each o	lwellir	ıg, sul	oject
to the	e verificatio	n of b	uildin	g cod	e com	plianc	e by t	the Zo	ning A	Admii	nistrat	tor.							
b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term vacation rental.										the the									
III. Article B.( Zoning Districts), Sec. 8-3025(b) (Provisions regarding uses in the B districts and the I districts)																			
T I a a		Inde	x for	Busi	iness	("B"	) and	Indu		_	) Dis	tricts	Use	Sche	dule				
Use									USE	No.									
Short-te	Short-term Vacation Rental 9d																		
List of Uses		R-B	RB-1	В-Н	B-N	BN-1	B-C	BC-1	B-G	BG-1	BG-2	B-B	I-T	IL-B	H-I	P-IL-T	R-B-C	RB-C-1	I-O
Lodging 1	Facilities																		
(9d) Sho Resident Rental		=	==	<u>X</u>	=	==	<u>X</u>	<u>X</u>	<u>X</u>	=	==	<u>X</u>	==	==	==	=	<u>X</u>	<u>X</u>	H
	number o																	for e	ach
uwei	mig, subje	<u>:ci 10</u>	me v	erme	<u>au011</u>	OI DU	mam	g cou	e con	прпа	ice by	y tife	Zom	ng Au	1111111	Strat	<u>01.</u>		
	e shall be									e of t	he d	wellir	ng an	d pr	emis	es, o	othe	er vis	<u>ible</u>
evide	ence of the	cona	iuct o	ı a sn	iort to	erm v	'acatı	on re	ntai.										
IV. Article B.( Zoning Districts), Sec. 8-3028(d) (Victorian Planned Neighborhood Conservation District, Permitted Uses)																			
	of Uses								J-R	2-R	3-R	a 1	<i>d-1</i>	9-7	3-B				
	Lodgir	ıg Fac	ilities	8															
	(8a) S	hort-	-tern	ı Vac	catio	n Rei	<u>ntal</u>				<u>B</u>	В	В	<u>y</u>	<u> </u>	<u>X</u>	<u>X</u>		
	a. Th	ne nu	mber	of oc	ccupa	nts sl	hall n	ot ex	ceed	two									
	a. The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.																		
		b. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term vacation																	

rental.

# V. Article K.( Mid-City District)

#### A. Sec. 8-3216(2)(a) (Traditional Commercial, Principal Uses)

#### **ENACT**

[To be placed in alphabetical order in the residential uses list]

List of Uses	TC-1	TC-2	Standards
RESIDENTIAL USES			
Short-term Vacation Rental	<u>✓</u>	<u>✓</u>	<u>Sec.</u> 8-3217(5)

B. Sec. 8-3217(5) (Residential Use Standards)

# **ENACT**

# (5) Short-term Vacation Rental

- (a) The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.
- (b) There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term vacation rental.
- VI. Article B. (Zoning Districts), Sec. 8-3046(b)(1)(d). (Planned Unit Development-Mixed Use District)
  - (14) Short-term Vacation Rental

**Provided the following conditions are met:** 

- i. The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.
- ii. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short term vacation rental.

# VII. Article D. (Minimum Space Requirements for Off-street Parking Areas.)

		Use		Minimum Parking Space Requirements
(1) Residential:				
	c.	Lodging Facilities		
		4.	Short-term Vacation Rental	Studio up to three (3) bedrooms: The requirement for the type of dwelling unit;  Four (4) or more bedrooms: The requirement for the type of dwelling unit plus one space for each additional two (2) bedrooms.